



Dear Members of the Troy City Council.

Please find attached a protest petition against the proposed change in zoning code from R-1 to P for tax parcel 70.64-1-1 located at 1011 2nd Avenue in Troy, NY.

NY General City Law sec. 83 provides as follows:

Any change in zoning code requires the approval of at least three fourth of the members of the City Council in the event such amendment is the subject of a written protest, presented to the council and signed by any one of the following categories of property owners:

- a) the owners of twenty percent or more of the area of land included in such proposed change;
- b) the owners of twenty percent or more of the area of land immediately adjacent of that land included in such proposed change, extending one hundred feet therefrom; or
- c) The owners of twenty percent or more of the area of land directly opposite thereto, extending one hundred feet from the street frontage of such opposite land.

(NY General City Law § 83. Amendments, alterations and changes in district lines states:)


Criteria b) and c) are met and exceeded for this protest petition as shown in the table below. Objectors are the owners of the tax parcels as indicated in the petition and in the tables below. A visualization of objectors and indicating the 100ft distance to the land proposed for rezone is provided in the figure below.

Objectors are the owners of a combined land area of 2.90 acres (or 82.3 Percent) of the total area of land adjacent or opposite to that land included in such proposed change. Objectors own 0.41 acres or 68 Percent of total land immediately adjacent as defined in (b). Objectors own 2.5 or 85 percent of all opposite land as defined in (c). As indicated in the figure and tables below, the 20 Percent threshold is exceeded for both b) and c) individually as well as in their combination.

Therefore, any change in zoning code for tax parcel 70.64-1-1 from R-1 to P requires the approval of at least three fourths (or six out of seven) of the members of the Troy City Council.

**For b) owners of twenty percent or more of the area of land immediately adjacent:**

Address	Acres	Objected (true/false)	Owner
1009 2nd Ave	0.28	true	Bennett, Jessica
1 Cedar Ave	0.19	false	Laurenzo, Vincent
9 Cedar Ave	0.13	true	Fisher, Adam
1003 2nd Ave	0.18	false	Ellet Family

Sent to Council, City Engineer, Planning Commissioner + 

			Irrevocable Trust
1001 2nd Ave	0.41	false	Disibio, Samuel

Total area of land immediately adjacent: 1.19 acres.

Total area of land owned by objectors: 0.41 acres (34 Percent)

**For c) owners of twenty percent or more of the area of land immediately opposite thereto:**

Address	Acres	Objected (true/false)	Primary Owner
1074 2nd Ave	0.35	true	Madison, Forrest
1054 2nd Ave	0.20	true	Cleare, Ronald
1032 2nd Ave	0.36	true	Vroman, Francis
1048 2nd Ave	0.65	true	Lepage, Raymond
1024 2nd Ave	0.16	true	Byer, Miranda
1026 2nd Ave	0.18	false	Nationstar Mortgage LLC
1020 2nd Ave	0.07	true	Heisler, Hannah
1014 2nd Ave	0.14	true	Badger, Dori Lynn
1018 2nd Ave	0.14	false	Yerke, Dolores
1012 2nd Ave	0.13	true	Kiley, James
1010 2nd Ave	0.14	true	Pasnak, Lisa
1060 2nd Ave	0.24	true	LeDuc, Michele
1058 2nd Ave	0.06	true	Gorman, Virginia
1062 2nd Ave	0.11	false	Cassino, Peter

Total area of land immediately adjacent: 2.93 acres.

Total area of land owned by objectors: 2.5 acres (85 Percent)

Submitted by Jessica Bennett for Friends of the Mahicantuck

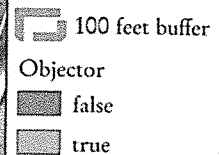
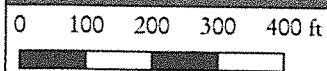
Contact: [Friendsofthemahicantuck@gmail.com](mailto:Friendsofthemahicantuck@gmail.com)

516.375.1235



# Friends of the Mahicantuck Adjacent Property Owner-Objectors

Objector Acres	Percent
No 0.62	17.7%
Yes 2.90	82.3%
Total 3.53	100.0%



**Protest Petition**  
**Property Owners Adjacent to 1011 2nd Avenue**

We, owners of properties directly adjacent to the project site of the "2nd Avenue Project" proposed for 1011 2nd Avenue (Troy Tax Parcel 70.64-1-1 and Schaghticoke Tax Parcel 70.56-1-6), or directly opposite thereto, register per signature to this petition our opposition to the proposed project, to any development of the site, and to a change in zoning code from R1 (residential, single family, detached) to P (planned development).

Name	Tax Parcel No	Address	Signature	Date
<sup>1</sup> Dori Badger	70.72-2-3	1014 2nd Ave Troy, NY 12182	Dori Badger	10/21/21
<sup>2</sup> Jan Kiley	70.72-2-4	1012 2nd Ave Troy, NY	Jan Kiley	10/21/21
<sup>3</sup> Hannah Hise	70.72-2-1	1020 2nd Ave Troy, NY 12182	Hannah Hise	10/21/21
<sup>4</sup> Miranda Park	70.64-2-6.2	1024 2nd Ave Troy, NY 12182	Miranda Park	10/21/21
<sup>5</sup> Virginia Golman	70.65-5-5	1058 2nd Ave Troy, NY 12182	Virginia Golman	10/21/21
<sup>6</sup> Michele LeDuc	70.65-5-6	1060 2nd Ave Troy, NY 12182	Michele LeDuc	10/21/21
<sup>7</sup> Ann L. Fisher	70.65-1-7	9 Cedar Ave Troy, NY 12182	Ann L. Fisher	10/21/21
<sup>8</sup> Evangeline Fisher	70.65-1-7	9 Cedar Ave Troy, NY 12182	Evangeline Fisher	10/21/21
<sup>9</sup> Jessica Bennett	70.72-1-1	1009 2nd Ave Troy, NY 12182	Jessica Bennett	10/21/21
<sup>10</sup> Francis Vroman	70.64-2-3.2	1032 2nd Ave Troy, NY 12182	Francis Vroman	10/27/21
<sup>11</sup> Sereetha Cleare	70.64-2-1	1054 2nd Ave Troy, NY 12182	Sereetha Cleare	10-27-21
<sup>12</sup> Barbara Lopez	70.64-2-2	1048 2nd Ave Troy, NY 12182	Barbara Lopez	10-31-21
<sup>13</sup> Forrest Madison	1074 2nd Ave Troy, NY 12182	1074 2nd Ave Troy, NY 12182	Forrest Madison	10/31/21
<sup>14</sup> _____	70.65-5.2	_____	_____	_____

Witnessed by: *Jessica Bennett*

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Name	Tax Parcel No	Address	Signature	Date
15 Lisa Pashak	70.72-2-5	1010 2nd Ave. Troy, NY 12182	Lisa Pashak	1-3-2022
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Witnessed by: *Georgia Bennett*